

Courtesy Of Jarred Lusk and Jordan C Seitz Of Real Broker

## \$169,900 - 705 10175 109 Street, Edmonton

MLS® #E4434731

**\$169,900**

2 Bedroom, 1.00 Bathroom, 842 sqft

Condo / Townhouse on 0.00 Acres

Downtown (Edmonton), Edmonton, AB

Welcome to this updated 2 bed, 1 bath condo in the heart of Downtown Edmonton, offering unobstructed west-facing views and modern comfort. Just a block away from the future Warehouse Park! from This bright unit features updated appliances, vinyl plank flooring, and fresh paint throughout. The open-concept layout is perfect for urban living, with large windows bringing in natural light and a spacious west facing balcony ideal for enjoying sunsets and city views. The well-managed building includes great on-site amenities such as a fully equipped gym and a spacious recreation room that also features a large rooftop patio, perfect for entertaining or unwinding. Located within walking distance to shopping, dining, LRT, and all downtown has to offer, this home is ideal for first-time buyers, professionals, or investors. Donâ€™t miss your chance to live in one of Edmontonâ€™s most walkable and vibrant communities! Welcome home!

Built in 1981

### Essential Information

MLS® #	E4434731
Price	\$169,900
Bedrooms	2
Bathrooms	1.00



Full Baths	1
Square Footage	842
Acres	0.00
Year Built	1981
Type	Condo / Townhouse
Sub-Type	Apartment High Rise
Style	Single Level Apartment
Status	Active

### **Community Information**

Address	705 10175 109 Street
Area	Edmonton
Subdivision	Downtown (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5J 3P2

### **Amenities**

Amenities	Exercise Room, Recreation Room/Centre, Secured Parking, Social Rooms, Rooftop Deck/Patio
Parking Spaces	1
Parking	Underground

### **Interior**

Appliances	Dishwasher-Built-In, Microwave Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Electric
Heating	Baseboard, Hot Water, Natural Gas
# of Stories	9
Stories	1
Has Basement	Yes
Basement	None, No Basement

### **Exterior**

Exterior	Concrete, Brick
Exterior Features	Shopping Nearby, View Downtown
Roof	Tar & Gravel
Construction	Concrete, Brick
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	May 6th, 2025
Days on Market	5
Zoning	Zone 12
Condo Fee	\$682

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Listing information last updated on May 11th, 2025 at 5:32am MDT